

Southern Engine and Boiler Works
342 N. Royal Street
Jackson
Madison County
Tennessee

HAER No. TN-12

HAER
TENN,
57-JACSO,
3-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Engineering Record
National Park Service
U.S. Department of the Interior
P.O. Box 37127
Washington, DC 20013-7127

HISTORIC AMERICAN ENGINEERING RECORD

Southern Engine and Boiler Works

HAER No. TN-12

HAER
TENN,
57-JACO,
3-

Location: 342 N. Royal Street, east side of Royal Street and just south of Mill Street. The expansive complex extends south and east from that corner. The manufacturing hall stretches north and south along the west front. The office block is in the northwest corner, with the main entrance on the west.

Date of Construction: circa 1891-1900

Architect: Unknown

Present Use: Not in use

Present Owner: Southern Corporation

Significance: This building is a good example of the nineteenth century industrial manufacturing plant found in the central United States. Its simple, spacious interior served its function well.

Prepared by: Robert C. Giebner
August 1972

DESCRIPTION OF THE EXTERIOR

Overall dimensions: 152' north to south x 106' east to west on the south side and approximately 400' on the north side, with the addition of several bays to the east of the main building unit.

The building is two stories tall in most parts. The office is three stories with the two-story manufacturing building. The plan of the shed is rectangular, with the addition of structural bays to the east to create an L-shaped plan. There are 8 bays along the west elevation, three on the south, and eleven on the north.

Condition of fabric: Good; the building is structurally sound, and while it is run down in some unused portions (particularly the office structure in the northwest corner), it is in good shape.

Wall construction, structural system, etc: The building has a steel structural skeleton within and is faced with a 14' thick brick wall. The brick has colors ranging from brown to buff and are laid in common bond with headers every 6th course. There is a rusticated granite base about 7' high, or to the height of the first floor sill. The structural system has columns of I-section, measuring 22' x 10" along the 'nave' of the shed. They support I-section girders and 7-3/4" x 15-1/2" timber beams. The 'nave' is spanned with Fink trusses supporting a wood roof.

Chimneys: None on the major block of the building.

Openings:

Doors: In the center bay of the south facade, there is a double door, each leaf of which measures 4'-8" x 12'6" and are faced with diagonal boards. They have a single glass panel. The doors are set in a semicircular arched opening containing a transom of rectangular lites. The west front contains the office building to the north. Its entrance doorway is recessed within a semicircular arched opening. The double doors measure 3'-0" x 7'6" and have a glass panel over a wood panel. They are flanked by 9" wide wood panels and are topped with a 3'-6" high operable transom. The arch has a span of 7' and rises 15'6" to the crown. There are six risers to the first floor level.

There is a doorway on the north, similar to that on the south. Immediately to its right, there is a recessed door, measuring 3' x 6'-11" with a transom. It is about five risers off the grade and has a shed canopy. Other bays on the north have double doors set within a segmental arch opening.

Windows: The offices in the northwest corner have wood double-hung windows. On the west front, there are three pairs of double-hung windows on each of three levels. Each window measures 3'-6" wide and pairs measure 7'1" wide and about 9' high on the first floor. First floor openings have segmental arched heads, while second and third floor openings have flat heads. There are three portholes between the third floor windows and the top of the parapet. On the north facade, the office portion has a pair of double-hung windows on each side of a single double-hung window.

Windows of the manufacturing portion of the north and south have paired double-hung wood sash with 16/16 lites and a transom. Other windows along the north facade are similar or have been replaced with steel factory sash. In the 'nave' bays of the north facade, the upper portion (corresponding to the balcony level) was entirely glazed. This, as most of the window openings, have been covered over.

Roof: Rolled tarpaper. The nave has a low profile gable roof. The other roofs are flat and are surrounded with a brick parapet.

DESCRIPTION OF THE INTERIOR

Plans: The major part of the building documented in this report is the engine manufacturing portion. The plan of this part is L-shaped, but the main room has a 'nave' and side aisles in a typical basilica section. The aisles have balconies.

This large room is eight bays long. The 'nave' bay is approximately 40' wide, while the side bays are 20' wide. They are about 20' deep.

A railroad spur comes in through a door on the east side (south end) of the building and terminates at the west wall. There is an extension of the east side at the north end. The bays are 3 x 4. Extending east from this wing are other additions such as the office structure, which is in the northwest corner of the building. There are two rooms to each floor plus smaller spaces.

Stairways: A stairway within the office structure provides access not only to the upper levels of that part of the building, but also to the balcony of the manufacturing hall. They are scissor stairs with 8-1/4" R and 11-3/4" x 2'-11" T. There are a total of 21 risers between the first and second floors and 10 more to the balcony of the manufacturing hall. There are another 12 risers to the third office level.

Of the 30 risers, one gives access to the balcony of the manufacturing hall from the main level. Risers are 7-1/2" with 11-1/4" x 3'7" treads. This stairway is outside the masonry office block and to its south.

- Floors: Concrete slabs are on the main floor of the manufacturing hall. The balconies have 1" x 7-1/2" subfloors and 1" x 5" TG boards laid diagonally. The offices have wood flooring.
- Wall and Ceilings: Exposed brick walls in the manufacturing hall and the wood undersurface of the balcony and roof serve as the ceiling. The office block has lath and plaster walls and ceilings.
- Doors: Doors within the office block are 2'-10" x 6"11" and have wither four panels or glass over three horizontal panels. They have a simple wood surround.
- Special decorative features, trim: As an industrial building, there is no applied decorative work. However, the stairway in the office block has some interesting details. There are turned newels and molded handrails. The stringers have paneled sides.

HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners: The chain of title to this property has two branches prior to the construction of the extant buildings. The southern portion of the tract is indicated in the references through 1891; the northern portion in 1894-7. After 1897, the tracts were sold together. References are to the Register of Deeds of Madison County.

1884 Deed October 17, 1884, recorded October 24, 1884, in
Book 42 page 31
R. H. Hamerby and wife
to
Jackson Oil Mills

1891 Deed February 12, 1891, recorded February 18, 1891, in
Book 48 page 585
Jackson Oil Mills
to
Tennessee Cotton Oil Company

Southern Engine and Boiler Works
HAER No. TN-12
(Page 5)

- 1891 Deed February 28, 1891, recorded March 31, 1891, in
Book 49 page 7 (Lot along M&O Railroad - \$1750.00)
Tennessee Cotton Oil Company
to
Southern Engine and Boiler Works
- 1894 Deed February 24, 1894, recorded February 24, 1894, in
Trust Deed book 33 page 544
Heavner-Bray Hardwood Company
to
George C. Wilkerson, Trustee
- 1897 Deed October 2, 1897, recorded October 7, 1897, in
Book 56 page 32 (Lot, building & machinery - \$5500.00)
George C. Wilkerson, Trustee
to
Jackson Banking Company
- 1897 Deed October 1, 1923, recorded October 8, 1897, in
Book 56 page 34 (machinery excluded - \$3503.35)
Jackson Banking Company
to
Southern Engine and Boiler Works
- 1923 Trust Deed June 1, 1923, recorded September 17, 1923, in
Trust Deed Book 123 page 292 (securing \$225,000.00)
Southern Engine and Boiler Works
to
Citizens Trust Company, Buffalo, New York
- 1927 Deed January 22, 1927, recorded January 31, 1927, in
Book 111 page 170 (\$52,000.00)
- 1928 Deed November 26, 1928, recorded December 5, 1928, in
Book 115 page 209 (\$22,500.00)
Fletcher Goodwill et al., trustees
to
Hall Grocery Company

- 1938 Deed April 28, 1938, recorded April 30, 1938, in
 Book 127 page 449
 Hall Grocery Company
 to
 R. R. McCallum
- 1945 Deed July 1, 1945, recorded July 19, 1945, in
 Book 141 page 554
 R. E. McCallum
 to
 Kirby Jones
- 1947 Deed December 1, 1947, recorded December 6, 1947, in
 Book 150 page 279
 Kirby Jones
 to
 Southern Corporation

2. Alteration and additions: There are two views of the Southern Engine and Boiler Works, dating from the early part of the century which show a large shed, approximately four stories high and parallel to the railroad tracks along the entire eastern margin of the property. Both of the views which show this structure are artists' renderings. A number of Jackson residents state that the shed (which would more than double the size of the plant) never existed.

B. Historical Events and Persons Connected with the Structure:

The business was founded in 1874 by two mechanics, N. S. Sherman and W. B. Cole. It was capitalized locally and incorporated as the Southern Engine and Boiler Works in 1884. The first lot for the present structures was purchased, unimproved, in 1891. The complex was essentially complete by 1900, when locomotives and other heavy equipment were being turned out. From 1906 to 1908, the firm produced the Marathon automobile and, during World War I, it manufactured shell lathes. Heavy manufacturing was discontinued in 1926.

C. Sources of Information:

1. Old views: There are two very similar, but not identical, bird's-eye views (artists' renderings) of the plant from the northwest. One is owned by D. C. McCutcheon, Jr.

and was copied for this survey; the other is the frontispiece in the catalogue cited below. There is also a 1900 photograph of one of the locomotives produced here, which shows a part of the north wall of the main factory building. This is in the newspaper article cited.

2. Bibliography:

Mill Supply Catalogue "A" - Southern Engine and Boiler Works.

Jackson, Tennessee (n.p., n.d., circa 1910). Various editions of this catalogue are held by the Southern Supply Company in Jackson.

"Southern Supply's Forerunner Made Short-Lived Marathon 'Autymobile,'" Jackson Sun, Sesquicentennial Edition (1972).

Williams, Emma Inman, Historic Madison. Jackson: Madison County Historical Society, 1946, p. 364.